

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PEIRCE ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	40
Owner 1:	HALLISEY MARGARET B &			
Owner 2:	HALLISEY CHARLES			
Owner 3:				
Street 1:	40 PEIRCE ST #40			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	GRAHAM JAMES R -		
Owner 2:	-		
Street 1:	40 PEIRCE ST #40		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

### NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7194																
Total AC/HA:	0.00000			Total SF/SM:	0		Parcel LUC:	102	Condo		Prime NB Desc	CONDO								Total:			Spl Credit			Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	404,200			404,200		220369
							GIS Ref
							GIS Ref
Total Card	0.000	404,200			404,200	Entered Lot Size	
Total Parcel	0.000	404,200			404,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		421.48	/Parcel: 421.48	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	404,200	0	.		404,200		Year end	12/23/2021
2021	102	FV	392,700	0	.		392,700		Year End Roll	12/10/2020
2020	102	FV	387,000	0	.		387,000	387,000	Year End Roll	12/18/2019
2019	102	FV	399,800	0	.		399,800	399,800	Year End Roll	1/3/2019
2018	102	FV	353,900	0	.		353,900	353,900	Year End Roll	12/20/2017
2017	102	FV	322,900	0	.		322,900	322,900	Year End Roll	1/3/2017
2016	102	FV	293,500	0	.		293,500	293,500	Year End	1/4/2016
2015	102	FV	271,500	0	.		271,500	271,500	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

PRINT	
Date	Time
12/30/21	19:07:4
LAST REV	
Date	Time
10/09/18	14:17:3
danam	
14497	

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	Measured	DGM	D Mann
3/4/2016	Sales Review	PT	Paul T
3/4/2004	Value Adj.	BR	B Rossignol
5/17/2001	External Ins	PM	Peter M

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

